

SO ORDERED.



TIFFANY & BOSCO
P.A.

Dated: February 22, 2010

**2525 EAST CAMELBACK ROAD
SUITE 300
PHOENIX, ARIZONA 85016
TELEPHONE: (602) 255-6000
FACSIMILE: (602) 255-0192**

A handwritten signature in black ink, appearing to read "Redfield T. Baum", is written over a horizontal line.

**REDFIELD T. BAUM, SR
U.S. Bankruptcy Judge**

Mark S. Bosco
State Bar No. 010167
Leonard J. McDonald
State Bar No. 014228
Attorneys for Movant

10-01630

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF ARIZONA**

IN RE:

David Bruce Garrison and Suzette Ann Garrison

Debtors.

Wells Fargo Bank, N.A.

Movant,

vs.

David Bruce Garrison and Suzette Ann Garrison,
Debtors, S. William Manera, Trustee.

Respondents.

No. 2:10-BK-00830-RTB

Chapter 7

ORDER

(Related to Docket #15)

Movant's Motion for Relief from the Automatic Stay and Notice along with the form of proposed Order Lifting Stay, having been duly served upon Respondents, Respondents' counsel and Trustee, if any, and no objection having been received, and good cause appearing therefore,

IT IS HEREBY ORDERED that all stays and injunctions, including the automatic stays imposed

1 by U.S. Bankruptcy Code 362(a) are hereby vacated as to Movant with respect to that certain real
2 property which is the subject of a Deed of Trust dated June 1, 2003 and recorded in the office of the
3 Maricopa County Recorder wherein Wells Fargo Bank, N.A. is the current beneficiary and David Bruce
4 Garrison and Suzette Ann Garrison have an interest in, further described as:

5 Lot Ninety-Four (94), CARRIAGE TRAILS UNIT II, according to the Plat of record in the office
6 of the County Recorder of Maricopa County, in Book 401 of Maps Page 17.

7 EXCEPT all oil, gas, other hydrocarbon substances, helium, or other substances of a gaseous
8 nature, coal, metals, minerals, fossils, fertilizer of every name and description, together with all
9 uranium, thorium, or any other material which is or may be determined by the laws of the United
10 States, or of this state, or decisions of court, to be peculiarly essential to the production of
11 fissionable materials, whether or not of commercial value and the exclusive right thereto, on, in or
12 under the above described lands, shall be and remain and are hereby reserved in and retained by
13 the State of Arizona.

14 IT IS FURTHER ORDERED that Movant may contact the Debtors by telephone or written
15 correspondence regarding a potential Forbearance Agreement, Loan Modification, Refinance
16 Agreement, or other Loan Workout/Loss Mitigation Agreement, and may enter into such agreement
17 with Debtors. However, Movant may not enforce, or threaten to enforce, any personal liability against
18 Debtors if Debtors' personal liability is discharged in this bankruptcy case.

19 IT IS FURTHER ORDERED that this Order shall remain in effect in any bankruptcy chapter
20 to which the Debtor may convert.

21 DATED this ____ day of _____, 2010.

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JUDGE OF THE U.S. BANKRUPTCY COURT